

February 3, 2021

City of Prince George  
Development Services  
1100 Patricia Blvd  
Prince George, BC  
V2L 3V9

Re: Proposed rezoning on the corner of Balsum Road & Crown Drive

To whom it may concern:

My wife and I are writing about the proposed rezoning on the corner of Balsum Road and Crown Drive. As one of the primary home owners affected by this proposal we are 100% opposed. There are many factors that need to be considered other than the argument presented by L&M Engineering that this location is well suited for development due to its close proximity to amenities. We do understand the position that more housing is needed. However, taking a P1 zone that exists to preserve our outdoor spaces is not the answer!

We are opposed to watching construction and listening to heavy equipment in long durations that could easily exceed a year. We are also concerned about pedestrian safety with the increase of construction traffic accompanied by the terrible entrance located in between hills. The stop sign at the top of the hill on Balsum Road is half rate to say the least, as cars get stuck with a snow fall or any amount of ice. This year I have watched a dozen cars, vans and trucks stuck at the stop sign and slide backwards down the hill. If there are 6 to 10 more vehicles coming in and out of the bottom of the draw along with vehicles coming over the blind hill it spells disaster! Another excellent reason that residential development is not needed in this area.

Furthermore, we are also concerned that adding an additional 8 residences (two of them being multi-unit) will further contribute to the thefts and crimes in this area. We were shocked at the police presence in this area due to crime when we moved here 3 years ago. Adding more rentals to this area is only going to escalate the issues we already have. No landlord can guarantee what kind of renter they will have. In the last week we have had at least 4 incidents with police on Crown Drive.

We had always hoped that if there were any plans to develop this property it would be to create a playground area. There aren't many parks/playgrounds within walking distance as compared to other areas of the city. P1 zoning has strict adherences that need to be respected. The purpose as stated in Bylaw 13.1.1 is to provide for the preservation and enhancement of an open space while supporting

limited, complimentary secondary uses.” This location was deemed a park long ago and we believe the City needs to preserve or enhance the park space as stated in the bylaw.

The fact that the sale was private doesn’t give you the right to disregard the existing bylaw. It brings up questions around the purchase of the property. The purchase seems presumptuous. Why would a contractor purchase a property that is not zoned for residential development? He must feel he already has the go ahead! Clearly this property has been bought on the assumption that the provision to the bylaw would pass. I know the city sees it as \$15,000-\$20,000 in property tax revenue on the development; however, there is no reason we should give up park space to increase tax revenues so city council can throw it away on another grossly over-budget project.

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The city needs to buy that land off the contractor and further enhance that park space for the families in this area. Take care of your residents and not your pockets! Every argument you’ve put forward is mute. Your whole motion towards the bylaw change is based on the argument that the city doesn’t recognize it as park land, but right there in the zoning documents it is classified as park land. I can’t reiterate enough that the bylaw has been put in place to **preserve or enhance our green spaces**. I trust that we have offered enough insight to stop any and all furtherance in regards to this matter.

The idea that important bylaws can be manipulated to benefit the city and contractors is appalling.

Best Regards,

Chris Borisoff  
Charlotte Watts